



BLOCK MANAGEMENT DEPARTMENT  
 Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP  
 T: 020 8343 4340 ext 4 E: bm@martyngerrard.co.uk  
 DX 57278 Finchley 2 www.martyngerrard.co.uk

The award-winning agency ... where integrity counts

Our Ref: JM/MDR/BM/031013/JEFFERS/003

Ms N Y S Klosterkotter-Dit-Rowe  
 3 Jefferson House  
 11 Basil Street  
 London  
 SW3 1AX

03 October 2013

**NOTICE AND STATEMENT OF ESTIMATES IN RELATION  
 TO PROPOSED QUALIFYING WORKS**

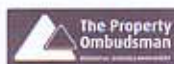
For events see my 10.02.14 issue document to the mafia

To all leaseholders of Jefferson House, 11 Basil Street, London SW3 1AX

AND IDENTICAL to 16.02.11 = 2.6 YEARS PREVIOUSLY

1. This notice is pursuant to the notice of intention to carry out works issued on: **16 August 2013**. The consultation period in respect of the notice of intention ended on: **20 September 2013**.
2. We have now obtained estimates in respect of the works to be carried out. **We have selected 3 estimates from which to make the final choice of contractor** (See Note 1 below). The amounts specified in the estimates for the proposed works are shown hereunder:

Contractor	Estimate	Major Works Fees @ 10%	S20 Admin Fees	Total applicable VAT	Total
Elmes Plumbing & Heating	£151,630.00	£15,163.00	£1,800.00	£33,718.60	<b>£202,071.60</b>
C & B Mechanical Services Ltd	£142,765.00	£14,276.50	£1,800.00	£31,528.30	<b>£190,369.80</b>
Lynon Services Mayfair (1994) Ltd	£134,290.00	£13,429.00	£1,800.00	£29,663.80	<b>£179,182.80</b>



In accordance with the terms of your lease, you will be responsible for a proportion of the total cost of these works.

3. All of the estimates obtained may be inspected at: **Block Management Department, Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP.** Hours for inspection are: 9.00am to 5.00pm with at least three working days' prior notification. (See Note 2 overleaf).
4. We invite you to make written observations in relation to any of the estimates by sending them to: Block Management Department, Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP. Observations must be received within the consultation period of 30 days from the date of this notice. **The consultation period will end on: 7 November 2013** (See Note 3 below).
5. **We did not receive within the consultation period any written observations in relation to the notice of intention given on: 16 August 2013** (See Note 4 below).

Yours sincerely



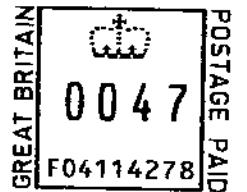
**Block Management Department**  
**MARTYN GERRARD ESTATES AGENTS**  
**bm@martyngerrard.co.uk**

**For and on behalf of: Greyclyde Investments Limited.**



Return Address: 365 Regents Park Road,  
Finchley Central, London N3 1DE

00005275



Delivered on  
4 Oct 13.

MS N X S KLOSTERKÖTTER - DIT - RAWE  
3 JEFFERSON HOUSE  
11 BASIL STREET  
LONDON  
SW3 1AX

Comments from Noëlle Klosterkötter-Dit-Rawé ([www.leasehold-outrage.com](http://www.leasehold-outrage.com))

See my Comments attached to the [30.05.14](#) letter from [Graham Garland, Lynton Services Mayfair \(1994\) Ltd](#)